

“Always puts the client first”

Chambers Europe

Matheson Ormsby Prentice is Ireland’s largest law firm. We focus on advising international companies and financial institutions doing business in and through Ireland. Our clients include many Fortune 500, FT Global 500 and FT Euro 500 companies. We also represent some of Ireland’s largest private, public and State owned companies and institutions. The firm’s headquarters is in Dublin, with offices in London, New York and Palo Alto, Silicon Valley.

Our property litigation group, working closely with our commercial property department and our insolvency and corporate restructuring group, is one of the largest property litigation practices in Ireland. Lawyers in the group have a broad range of experience in advising landlords, tenants, guarantors, financial institutions, developers, local authorities and other public bodies. Together with our leading insolvency and corporate restructuring group, our property litigation team regularly acts for receivers and other insolvency practitioners in contentious property-related matters. We advise the Private Residential Tenancies Board and have acted as retained counsel.

The group has considerable experience in acting in all kinds of dispute resolution, including arbitrations, mediations, expert determinations, other alternative dispute resolution methods and judicial review proceedings. We regularly represent clients in property disputes before the Commercial Court and other courts.



driven by excellence

MATHESON ORMSBY PRENTICE

DUBLIN LONDON NEW YORK PALO ALTO

Lawyers in the group advise clients on:

- specific performance of contracts for the sale of land
- contentious planning issues, including unauthorised development prosecutions and planning injunctions
- disputes concerning development agreements and joint venture disputes
- disputes in relation to consent to assignment, alterations, changes of use and surrender
- proceedings seeking a new tenancy and/or compensation for disturbance issued pursuant to the Landlord and Tenant (Amendment) Act 1980, as amended
- boundary disputes and claims for adverse possession
- contentious easements and wayleaves
- judicial review and statutory challenges in planning and other matters
- rights of way
- contested lease renewals
- contentious compulsory purchase orders
- dilapidations disputes and service charge disputes
- trespass, forfeiture and unauthorised occupation disputes
- defective construction claims
- environmental prosecutions and health and safety prosecutions
- rent recovery
- rent review

RECENT EXPERIENCE

- Acting for a large scale commercial property developer in Commercial Court judicial review proceedings, which successfully challenged the validity of a ministerial direction.
- Acting for a financial institution, through its appointed receiver, in successfully pursuing specific performance proceedings in the Commercial Court against a partnership of commercial property investors.
- Acting for a large property holding company, regarding its Supreme Court challenge of the constitutionality of the certain provisions of the Landlord and Tenant (Ground Rents) Acts.
- Acting for a financial institution, through its appointed receiver, in relation to specific performance proceedings in the Commercial Court against a retailer for failure to complete on a multi-million shopping centre development.
- Acting for an international outdoor advertising company in relation to contentious unauthorised development prosecutions brought under the Planning Acts.
- Acting for the Solicitors Mutual Defence Fund in relation to professional negligence claims that have a property litigation aspect.
- Acting for a public body in a managing a high volume of compliance prosecutions and enforcement proceedings arising from landlord and tenant disputes.
- Acting for a large scale property developer regarding Commercial Court proceedings brought against it by a local authority regarding its Part V obligations.
- Acting for a property development company in a large scale commercial arbitration arising from a dispute with a vendor and co-developer in relation to a boundary dispute and liability for works undertaken.
- Acting for a public body against the vendors of development lands in a remediation claim arising from undisclosed biological waste dumping.
- Acting for a charitable foundation in a claim for interest due on delayed completion of sale of development property.
- Acting for a large retailer in a substantial service charge dispute and in defending proceedings seeking a new tenancy / compensation for disturbance under the Landlord and Tenant (Amendment) Act, as amended.
- Acting for a multinational hospitality company in enforcing personal guarantees under a lease in relation to significant arrears of rent and service charges.
- Advising a multinational IT company in a dispute with its landlords.
- Advising on a compulsory acquisition in the context of a planning application.

WHAT OTHERS SAY ABOUT US

Sources remark that “it is prompt in its responses and the partners are readily available to help”.

DISPUTE RESOLUTION: CHAMBERS EUROPE 2011

The “impressively efficient” Matheson Ormsby Prentice has a “good understanding of its clients and of its clients’ needs”.

REAL ESTATE: EUROPEAN LEGAL 500 2011

The “efficient and responsive” team at Matheson Ormsby Prentice “provide sensible, practical advice”.

DISPUTE RESOLUTION: EUROPEAN LEGAL 500 2011

Nicola Dunleavy is cited for her “professionalism, strength and confidence of advice”.

EUROPEAN LEGAL 500 2011

Nicola Dunleavy is a ‘commercially astute, constructive adviser,’ and a ‘great communicator’.

CHAMBERS EUROPE 2010

Nicola Dunleavy is highlighted for her “superb knowledge of the industry”.

EUROPEAN LEGAL 500 2010

CONTACTS



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